



KEVIN KAMENETZ  
*County Executive*

LAWRENCE M. STAHL  
*Managing Administrative Law Judge*  
JOHN E. BEVERUNGEN  
*Administrative Law Judge*

December 3, 2012

David H. Karceski, Esquire  
Justin Williams, Esquire  
Venable, LLP  
210 West Pennsylvania Avenue  
Towson, Maryland 21204

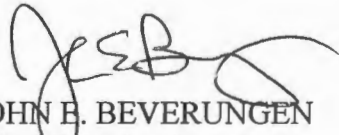
RE: Petition for Variance  
Case No.: 2013-0087-A  
Property: 11350 McCormick Road

Dear Messrs. Karceski and Williams:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

  
JOHN E. BEVERUNGEN  
Administrative Law Judge  
for Baltimore County

JEB:dlw  
Enclosure

c: Davis Linton, Hill Management Services, Inc., 9640 Deereco Road, Timonium, MD 21093

RE: PETITION FOR VARIANCE  
11350 McCormick Road; S/S Shawan Road  
At the S/W corner of McCormick Road  
8<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts  
Legal Owner(s): Executive Plaza LLC  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2013-087-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

OCT 16 2012

.....

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 16th day of October, 2012, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

**IN RE: PETITION FOR VARIANCE**

**(11350 McCormick Road)**

8<sup>th</sup> Election District

3<sup>rd</sup> Councilmanic District

Executive Plaza, LLC

*Legal Owner*

Petitioner

\*

BEFORE THE OFFICE

\*

OF ADMINISTRATIVE

\*

HEARINGS FOR

\*

BALTIMORE COUNTY

\*

**CASE NO. 2013-0087-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by David H. Karceski, Esquire, on behalf of the legal owner of the subject property, Executive Plaza, LLC ("Petitioner"). The Petitioner is requesting Variance relief for freestanding signs from Section 450.4 Attachment 1.7(d), of the Baltimore County Zoning Regulations (B.C.Z.R.), as follows:

1. To allow a freestanding joint identification sign without a vehicular entrance (Sign A),
2. To allow sign height of 20' for a freestanding joint identification sign in lieu of the permitted sign height of 12' (Sign E), and
3. To allow freestanding joint identification signs with sign areas/faces of 138 and 141 sq. ft. in lieu of the permitted sign area/face of 75 sq. ft. each (Signs E and F).

In addition, the Petitioner is requesting Variance relief for wall-mounted signs from Section 450.4 Attachment 1.7(e) of the B.C.Z.R., as follows:

1. To allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 sq. ft. and 142 sq. ft. in lieu of the one sign permitted per principal building with a sign area/face of 150 sq. ft. (Signs H2 and G), and
2. To allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I).

**ORDER RECEIVED FOR FILING**

Date 12-3-12

By DSW

The letters on the Petition assigned to the various signs in question correspond to the lettering shown on the site plan. In addition, the subject property and requested relief is more fully depicted on the two-sheet site plan that was marked and accepted into evidence as Petitioner's Exhibit 1A and 1B.

Appearing at the public hearing held for this case was Davis Linton with Hill Management Services, Inc., and Bernt C. Petersen, R.L.A., with George William Stephens, Jr. and Associates, Inc., the consulting firm that prepared the site plan. David H. Karceski, Esquire and Justin Williams, Esquire, both with Venable, LLP, appeared and represented the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of protest or opposition.

The Zoning Advisory Committee (ZAC) comments were received and made a part of the file. There were no adverse comments submitted from any of the County reviewing agencies.

Testimony and evidence revealed that the subject property is 1,056,896 square feet (24.263 acres) and is zoned ML-IM. The property is improved with four (4) large office buildings, and is situated at the intersection of Shawan and McCormick Roads, a heavily traveled corridor adjacent to the Hunt Valley Towne Center. The Petitioner is in the process of updating and modernizing its signage, and requires variance relief to install those signs depicted on the site plan.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

**ORDER RECEIVED FOR FILING**

Date 12-3-12

By bw



*Trinity Assembly of God v. People's Counsel*, 407 Md. 53, 80 (2008).

Petitioner has met this test. The subject property (Executive Plaza) is a large site, and it is located in the midst of the Hunt Valley business community, which is home to many well-known corporations and businesses. The Executive Plaza is interconnected to several of these other corporate office parks, but of course the ownership and tenants at the sites are different, which renders the site unique in a zoning sense. Also, the subject property has frontage on three (3) heavily-traveled roadways, and the office buildings themselves are, in the words of Landscape Architect Bernt Peterson (who was accepted as an expert) "insular to the site," as shown on the photos admitted as Petitioner's Exhibit 4. This factor also serves to make the property unique, and also heightens the need for adequate signage to safely and clearly direct motorists to the site, and to which of the 4 buildings on site they are looking for.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship, given they would be unable to install the necessary signage shown on the site plan (Petitioner's Exhibit 1). Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the lack of opposition from the community and the lack of negative comments from Baltimore County reviewing agencies. In addition, the relief requested is modest, especially for a property of this size and importance, with a multi-million dollar tax assessment. Finally, the proposed signs are attractive and will not in any way cause a traffic hazard.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted.

**ORDER RECEIVED FOR FILING**

Date 12-3-12

By aw

THEREFORE, IT IS ORDERED, this 3<sup>rd</sup> day of December, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance for freestanding signs from Section 450.4 Attachment 1.7(d) of the Baltimore County Zoning Regulations (B.C.Z.R.), to:

1. To allow a freestanding joint identification sign without a vehicular entrance (Sign A), and
2. To allow sign height of 20' for a freestanding joint identification sign in lieu of the permitted sign height of 12' (Sign E), and (3) To allow freestanding joint identification signs with sign areas/faces of 138 and 141 sq. ft. in lieu of the permitted sign area/face of 75 sq. ft. each (Signs E and F),

be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance for wall-mounted signs from Section 450.4 Attachment 1.7(e) of the B.C.Z.R., to:

1. To allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 sq. ft. and 142 sq. ft. in lieu of the one sign permitted per principal building with a sign area/face of 150 sq. ft. (Signs H2 and G), and
2. To allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I),

be and is hereby GRANTED.

The relief granted herein shall be conditioned upon and subject to the following:

1. The Petitioner may apply for any required permits and may be granted same upon receipt of this Order; however the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.

ORDER RECEIVED FOR FILING

Date 12-3-12

By LDW

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
\_\_\_\_\_  
JOHN E. BEVERUNGEN  
Administrative Law Judge for  
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 12-3-12

By AW





## PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 11350 McCormick Road which is presently zoned ML-IM

Deed References: 13151-623 10 Digit Tax Account # See Attached

Property Owner(s) Printed Name(s) Executive Plaza LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☐ a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a Variance from Section(s)

See Attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

### Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David H. Karceski, Esq.

Name- Type or Print

Signature

Venable LLP

210 W. Pennsylvania Ave., Towson, MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address .COM

### Legal Owners (Petitioners):

Executive Plaza LLC

Name #1 - Type or Print

Name #2 - Type or Print

Anthony Giulio, President

Signature #1

216 Schilling Circle, Suite 300, Hunt Valley, MD

Mailing Address

City

State

21031

410-666-1000

Zip Code

Telephone #

Email Address

Representative to be contacted:

David H. Karceski, Esq.

Name - Type or Print

Signature

Venable LLP

210 W. Pennsylvania Ave., Towson, MD

Mailing Address City State

21204 / 410-494-6285 / dhkarceski@venable.com

Zip Code Telephone # Email Address

CASE NUMBER 2013-0087-A Filing Date 10/9/12 Do Not Schedule Dates: Reviewer Lu

REV. 10/4/11



**Petition for Variance  
11350 McCormick Road**

**Freestanding Signs:**

1. Variance from Section 450.4 Attachment 1.7(d) of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a freestanding joint identification sign without a vehicular entrance (Sign A).
2. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(d) to allow a sign height of 20 feet for a freestanding joint identification sign in lieu of the permitted sign height of 12 feet (Sign E).
3. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(d) to allow freestanding joint identification signs with sign areas/faces of 138 and 141 square feet in lieu of the permitted sign area/face of 75 square feet each (Signs E and F).

**Wall-Mounted Signs:**

1. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(e) to allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 square feet and 142 square feet in lieu of the one sign permitted per principal building with a sign area/face of 150 square feet (Signs H2 and G).
2. Variance from B.C.Z.R. Section 450.4 Attachment 1.7(e) to allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I).

**Petition for Variance  
11350 McCormick Road**

**Tax Account Numbers:**

1600006972  
1600006973  
1600006967  
1600006968

FROM THE OFFICE OF

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS  
2205-C COMMERCE ROAD, FOREST HILL, MARYLAND 21050

August 20, 2012

**ZONING DESCRIPTION**

11350 McCormick Road

Beginning at a point on the southerly right-of-way of Shawan Road which is of varying width, said point being South 58 degrees 41 minutes 7 seconds West 193.582 feet more or less, from a point formed by the intersection of the centerlines of Shawan Road and McCormick Road, thence leaving said point of beginning, along the following 14 courses:

1. Running thence and binding on the southerly right-of-way of Shawan Road along a curve to the right with a radius of 142 feet and a distance of 197.84 feet, thence
2. leaving said southerly right-of-way of Shawan Road and binding on the westerly right-of-way of McCormick Road South 4 degrees 55 minutes 27 seconds East 419.82 feet, running thence
3. South 4 degrees 55 minutes 27 seconds East 501.65 feet, running thence
4. South 40 degrees 4 minutes 33 seconds West 98.99 feet, thence leaving said right-of-way of McCormick Road and binding on the northerly right-of-way of Schilling Circle which is 60 feet wide
5. South 85 degrees 4 minutes 33 seconds West 420.08 feet, running thence
6. South 85 degrees 4 minutes 33 seconds West 365.96 feet, thence leaving said right-of-way of Schilling Circle
7. North 4 degrees 55 minutes 27 seconds West 411.99 feet, running thence
8. South 85 degrees 4 minutes 31 seconds West 43.47 feet, running thence
9. North 4 degrees 55 minutes 27 seconds West 700.98 feet, to a point on the southerly right-of-way of Shawan Road, running thence and binding on said right-of-way
10. North 85 degrees 14 minutes 58 seconds East 50.23 feet, running thence
11. North 85 degrees 31 minutes 24 seconds East 250.03 feet, running thence
12. North 85 degrees 17 minutes 39 seconds East 150.03 feet, running thence
13. North 84 degrees 54 minutes 44 seconds East 127.23 feet, running thence
14. North 85 degrees 38 minutes 4 seconds East 159.37 feet to the point of beginning.

2013-0087-A



Being those parcels of land recorded in Deed Liber S.M. 13151, folio 623, as recorded in the Baltimore County Land Records, containing 24.263 Acres of land more or less. Also known as 11350 McCormick Road, being parcels 413, 415, 418 and 419 of Baltimore County tax map 42, and located within Election District #8 and Councilmanic District #3.

**Note:** The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



410-297-2340 • FAX 410-297-2345  
[www.gwstephens.com](http://www.gwstephens.com)

0087-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2013-0087-A  
Petitioner: Executive Plaza LLC  
Address or Location: 11350 McCormick Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich  
Address: Venable, LLP  
210 W. Pennsylvania Ave, Suite 500  
Towson, MD 21204  
Telephone Number: (410) 494-6352

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS CASH RECEIPT**

No. **90078**

Date: **10/9/12**

**PAID RECEIPT**

BUSINESS ACTUAL TIME IN  
 10/11/2012 10/09/2012 16:04:06 2

REC 0502 MAIL JEVA JEE  
 >>RECEIPT # 795606 10/09/2012 OFLN

| Fund | Dept | Unit | Sub Unit | Rev Source/ | Sub Rev/ | Obj | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-------------|----------|-----|---------|----------|---------|--------|
| 001  | 806  | 0060 |          | 6150        |          |     |         |          |         | 385.00 |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |
|      |      |      |          |             |          |     |         |          |         |        |

DEPT 5 528 ZONING VERIFICATION  
 CR NO. 090078

Recpt Tot \$385.00  
 \$385.00 CK \$0.00 CA  
 Baltimore County, Maryland

Total: **385.00**

Rec From: **Venable LLP**  
 For: **11350 McCormick Rd.**

**2013-0087-A**

**DISTRIBUTION**

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING  
 PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**



# CERTIFICATE OF POSTING

2013-0087-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

Executive Plaza, LLC

November 29, 2012

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

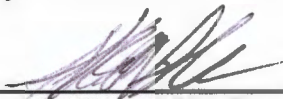
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

11350 McCormick Rd

The sign(s) were posted on \_\_\_\_\_  
November 9, 2012  
(Month, Day, Year)

Sincerely,



November 9, 2012

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

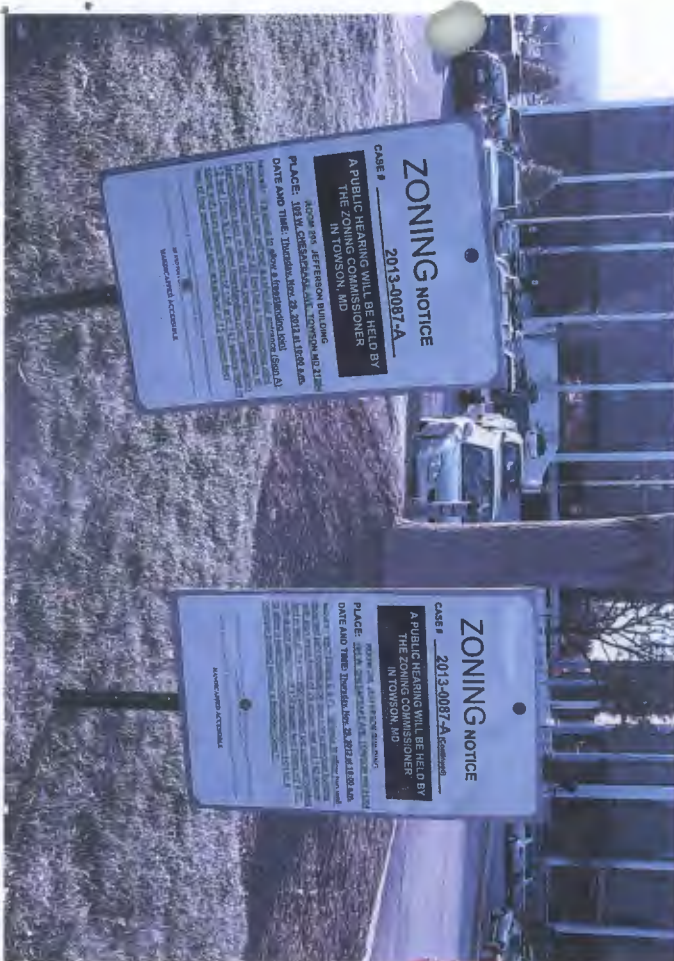
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





**NOTICE OF ZONING HEARING**

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**Case: #2013-0087-A**

11350 McCormick Road

S/S Shawan Road at the SW corner of McCormick Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Executive Plaza, LLC

**Variance:** to allow a freestanding joint identification sign without a vehicular entrance (Sign A); to allow a sign height of 20 feet for a freestanding joint identification sign in lieu of the permitted sign height of 12 feet (Sign E); to allow freestanding joint identification signs with sign areas/faces of the 138 and 141 square feet in lieu of the permitted sign area/face of 75 square feet each (Signs E & F). Variance to allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 square feet and 142 square feet in lieu of the one sign permitted per principal building with a sign area/face of 150 square feet (Signs H2 & G); to allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I).

**Hearing: Thursday, November 29, 2012 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.  
11/094 November 8 886329



501 N. Calvert Street, Baltimore, MD 21278

November 8, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 8, 2012.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

*Susan Wilkinson*





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections  
November 22, 2011

## NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2013-0087-A**

11350 McCormick Road  
S/S Shawan Road at the SW corner of McCormick Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Executive Plaza, LLC

Variance to allow a freestanding joint identification sign without a vehicular entrance (Sign A); to allow a sign height of 20 feet for a freestanding joint identification sign in lieu of the permitted sign height of 12 feet (Sign E); to allow freestanding joint identification signs with sign areas/faces of 138 and 141 square feet in lieu of the permitted sign area/face of 75 square feet each (Signs E & F). Variance to allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 square feet and 142 square feet in lieu of the one sign permitted per principal building with a sign area/face of 150 square feet (Signs H2 & G); to allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I).

Hearing: Thursday, November 29, 2012 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: David Karceski, 210 W. Pennsylvania Avenue, Towson 21204  
Anthony Giulio, 216 Schilling Circle, Ste. 300, Hunt Valley 21031

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 9, 2012.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, November 8, 2012 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich  
210 W. Pennsylvania Avenue, Ste. 500  
Towson, MD 21204

410-494-6352

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## NOTICE OF ZONING HEARING

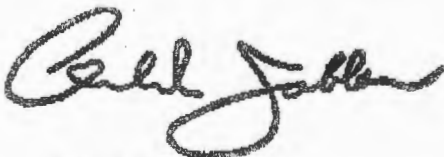
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2013-0087-A**

11350 McCormick Road  
S/S Shawan Road at the SW corner of McCormick Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Executive Plaza, LLC

Variance to allow a freestanding joint identification sign without a vehicular entrance (Sign A); to allow a sign height of 20 feet for a freestanding joint identification sign in lieu of the permitted sign height of 12 feet (Sign E); to allow freestanding joint identification signs with sign areas/faces of 138 and 141 square feet in lieu of the permitted sign area/face of 75 square feet each (Signs E & F). Variance to allow two wall-mounted joint identification signs on a principal building with sign areas/faces of 29 square feet and 142 square feet in lieu of the one sign permitted per principal building with a sign area/face of 150 square feet (Signs H2 & G); to allow a wall-mounted joint identification sign on a principal building without a frontage (Sign I).

Hearing: Thursday, November 29, 2012 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





KEVIN KAMENETZ  
County Executive

ARNOLD JABLON  
Deputy Administrative Officer  
Director, Department of Permits,  
Approvals & Inspections

November 20, 2012

Executive Plaza LLC  
Anthony Giulio, President  
216 Schilling Circle Ste. 300  
Hunt Valley, MD 21031

RE: Case Number: 2013-0087 A, Address: 11350 McCormick Road

Dear Mr. Giulio:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 9, 2012. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel  
David H. Karceski, Esquire, 210 W. Pennsylvania Avenue, Towson, MD 21204

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor



Darrell B. Mobley, Acting Secretary  
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-17-12

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 2013-0087-A  
Variance  
Executive Plaza LLC  
11350 McCormick Road

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2013-0087-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief  
Access Management Division

SDF/raz

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE :** October 18, 2012

**FROM:** Dennis A. <sup>DAK</sup>Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 29, 2012  
Item Nos. 2013-0085, 0086, 0087, 0088, and 0089

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK. CEN  
cc: File



11/29 10am

**BALTIMORE COUNTY, MARYLAND**

**RECEIVED**

**Inter-Office Correspondence**

**NOV 01 2012**

**OFFICE OF ADMINISTRATIVE HEARINGS**



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: November 1, 2012

SUBJECT: DEPS Comment for Zoning Item # 2013 - 0087-A  
Address 11350 McCormick Road  
(Executive Plaza, LLC Property)

Zoning Advisory Committee Meeting of October 15, 2012.

X The Department of Environmental Protection and Sustainability has no  
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

Maryland Department of Assessments and Taxation  
Real Property Data Search (vw3.1A)  
BALTIMORE COUNTY

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**Account Identifier:**

District - 08 Account Number - 1600006967

**Owner Information**

**Owner Name:** EXECUTIVE PLAZA LLC **Use:** INDUSTRIAL  
**Principal Residence:** NO  
**Mailing Address:** SUITE 300  
216 SCHILLING CIR  
HUNT VALLEY MD 21031-8632 **Deed Reference:** 1) /13151/ 00623  
2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
SHAWAN RD 6.006 AC EXEC PL II  
0-0000 400 W MCCORMICK RD  
HUNT VA BUSINESS COMM

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|------------|
| 0042 | 0014 | 0413   |              | 0000        |         |       |     | 2               | 1        | 0047/ 0048 |

**Town** NONE  
**Special Tax Areas** **Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1967                    | 126596        | 6.0000 AC          | 07         |

| Stories | Basement | Type            | Exterior |
|---------|----------|-----------------|----------|
|         |          | OFFICE BUILDING |          |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2011 | 07/01/2012           | 07/01/2013 |
| <b>Land</b>               | 4,504,500  | 4,504,500  |                      |            |
| <b>Improvements:</b>      | 3,702,500  | 2,545,200  |                      |            |
| <b>Total:</b>             | 8,207,000  | 7,049,700  | 7,049,700            | 7,049,700  |
| <b>Preferential Land:</b> | 0          |            | 0                    |            |

**Transfer Information**

| Seller:                            | Date:                       | Price:        |
|------------------------------------|-----------------------------|---------------|
| EXECUTIVE PLAZA ASSOCIATES         | 09/15/1998                  | \$0           |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /13151/ 00623 | <b>Deed2:</b> |
| Seller: PRUDENTIAL INSUR ANCE CO   | Date: 12/31/1987            | Price: \$0    |
| Type: NON-ARMS LENGTH OTHER        | Deed1: /07760/ 00695        | Deed2:        |
| Seller:                            | Date:                       | Price:        |
| Type:                              | Deed1:                      | Deed2:        |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0.00       |            |
| <b>State</b>               | 000   | 0.00       |            |
| <b>Municipal</b>           | 000   | 0.00       | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

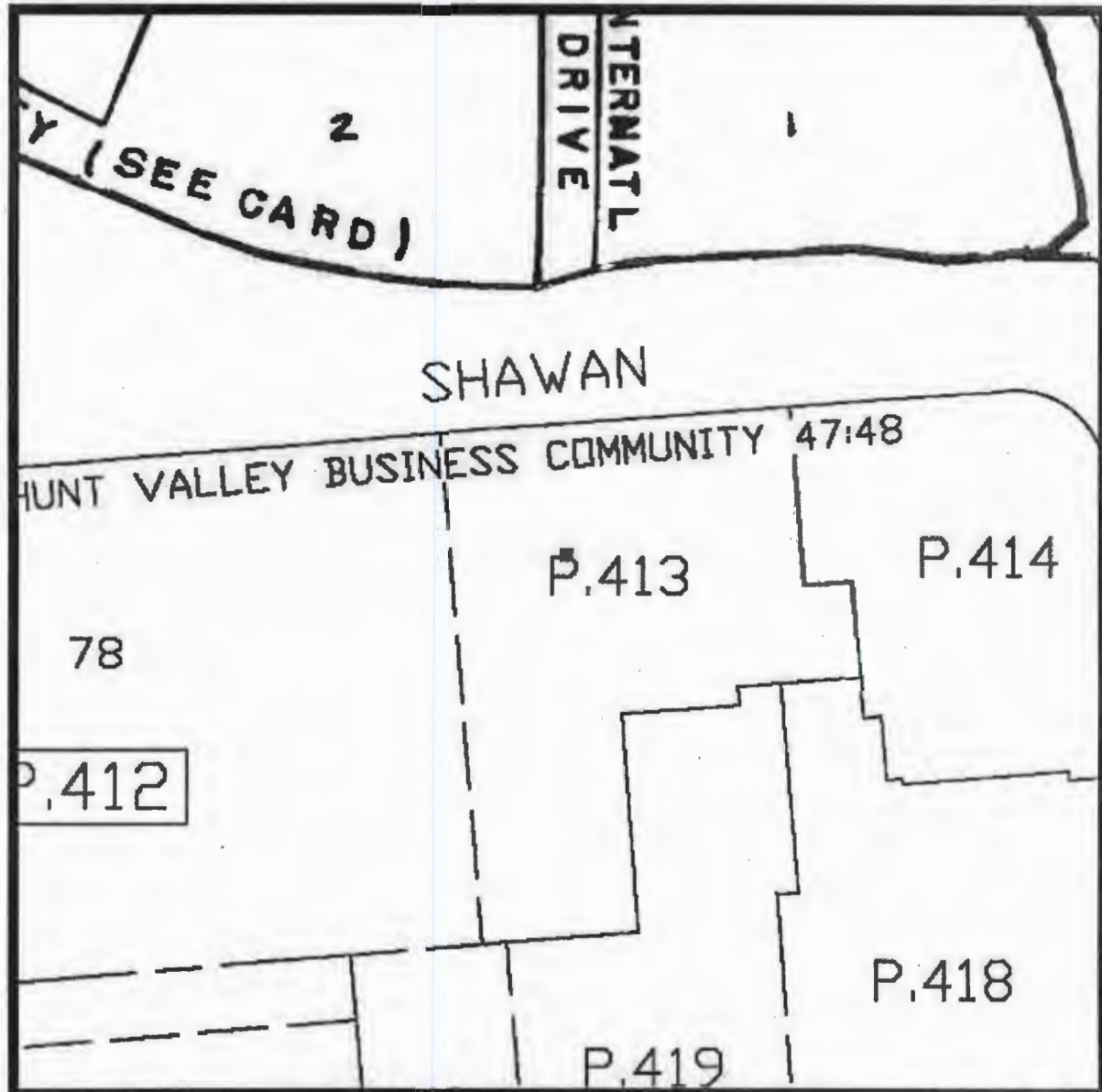
**Homestead Application Status:** No Application



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
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**District - 08 Account Number - 1600006967**



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Account Identifier:

District - 08 Account Number - 1600006968 ✓

**Owner Information**Owner Name:

EXECUTIVE PLAZA LLC

Use:

INDUSTRIAL

Mailing Address:SUITE 300  
216 SCHILLING CIR  
HUNT VALLEY MD 21031-8632Principal Residence:

NO

Deed Reference:1) /13151/ 00623  
2)**Location & Structure Information**Premises Address11350 SHAWAN RD  
0-0000Legal Description4.587 AC EXEC PL1  
SW COR MCCORMICK ROA  
HUNT VALLEY BUSINESS

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|------------|
| 0042 | 0015 | 0415   |              | 0000        |         |       |     | 2               | 1        | 0047/ 0048 |

Special Tax AreasTown

NONE

Ad ValoremTax ClassPrimary Structure Built

1967

Enclosed Area

126956

Property Land Area

4.5800 AC

County Use

07

StoriesBasementTypeExterior

OFFICE BUILDING

**Value Information**

|                           | Base Value | Value<br>As Of<br>01/01/2011 | Phase-in Assessments<br>As Of<br>07/01/2012 | As Of<br>07/01/2013 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <u>Land</u>               | 3,440,200  | 3,440,200                    |                                             |                     |
| <u>Improvements:</u>      | 4,246,600  | 3,162,400                    |                                             |                     |
| <u>Total:</u>             | 7,686,800  | 6,602,600                    | 6,602,600                                   | 6,602,600           |
| <u>Preferential Land:</u> | 0          |                              |                                             | 0                   |

**Transfer Information**Seller: EXECUTIVE PLAZA ASSOCIATESDate: 09/15/1998Price: \$0Type: NON-ARMS LENGTH OTHERDeed1: /13151/ 00623Deed2:Seller: PRUDENTIAL INSURANCE CODate: 12/31/1987Price: \$0Type: NON-ARMS LENGTH OTHERDeed1: /07760/ 00695Deed2:Seller:Date:Price:Type:Deed1:Deed2:**Exemption Information**Partial Exempt AssessmentsClass

07/01/2012

07/01/2013

County

000

0.00

State

000

0.00

Municipal

000

0.00

0.00

Tax Exempt:Special Tax Recapture:Exempt Class:

NONE

**Homestead Application Information**Homestead Application Status:

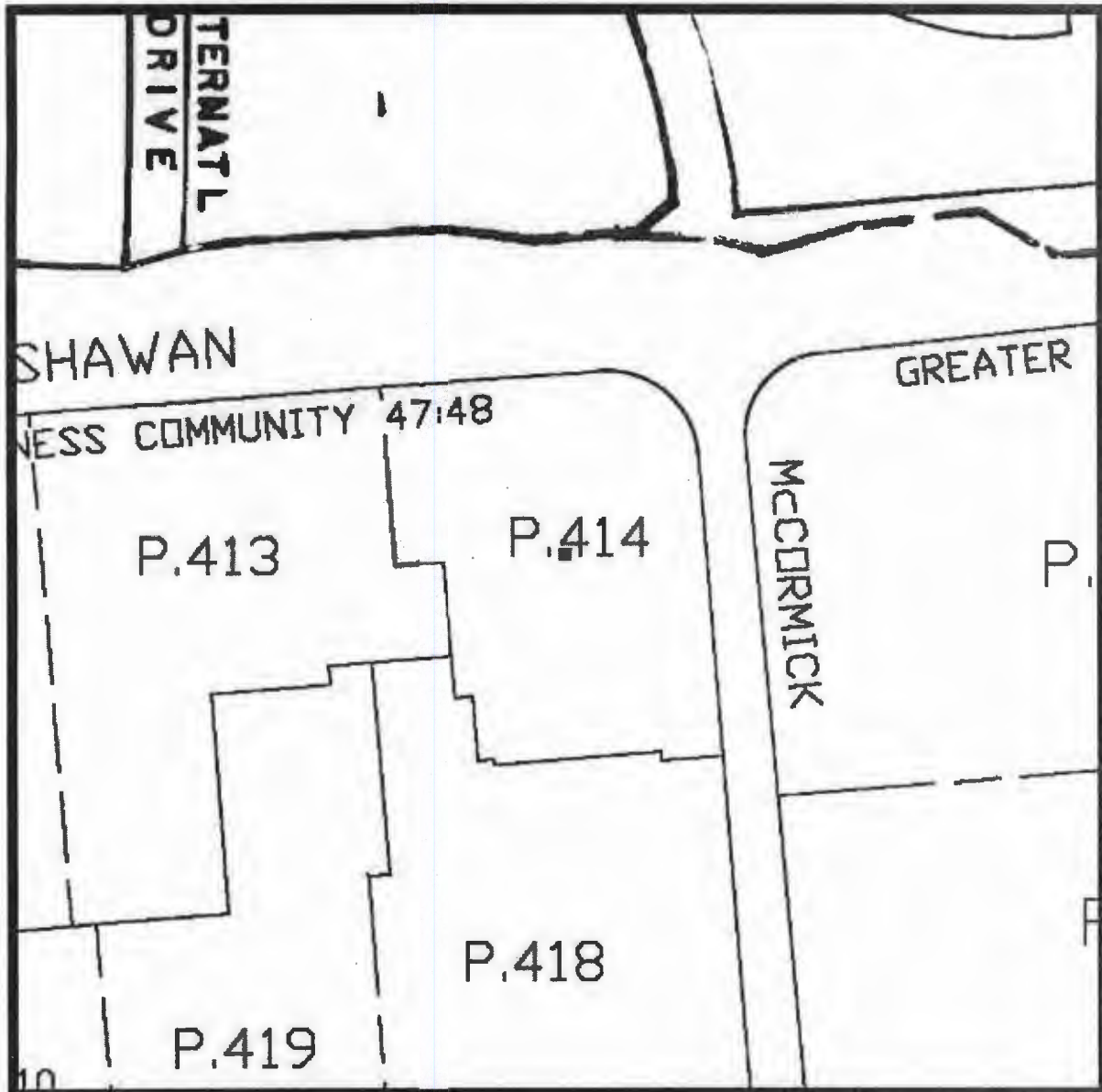
No Application



**Maryland Department of Assessments and Taxation**  
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District - 08 Account Number - 1600006968



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BALTIMORE COUNTY

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[GroundRent Registration](#)

**Account Identifier:**

District - 08 Account Number - 1600006972 ✓

**Owner Information**

**Owner Name:** EXECUTIVE PLAZA LLC **Use:** INDUSTRIAL  
**Mailing Address:** SUITE 300  
216 SCHILLING CIR **Principal Residence:** NO  
HUNT VALLEY MD 21031-8632 **Deed Reference:** 1) /13151/ 00623  
2)

**Location & Structure Information**

**Premises Address** 11350 MCCORMICK RD  
HUNT VALLEY MD 21031-1002  
**Legal Description** 6.806 AC EXEC PL IV  
MCCORMICK RD  
HUNT VA BUSINESS COMM

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|------------|
| 0042 | 0014 | 0418   |              | 0000        |         |       |     | 2               | 1        | 0047/ 0048 |

**Special Tax Areas** **Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1975                    | 32,474 SF     | 6.8000 AC          | 07         |

**Stories** **Basement** **Type** **Exterior**  
PARKING STRUCTURE

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2011 | 07/01/2012           | 07/01/2013 |
| <b>Land</b>               | 5,104,500  | 5,104,500  |                      |            |
| <b>Improvements:</b>      | 3,634,100  | 2,401,900  |                      |            |
| <b>Total:</b>             | 8,738,600  | 7,506,400  | 7,506,400            | 7,506,400  |
| <b>Preferential Land:</b> | 0          |            | 0                    |            |

**Transfer Information**

|                                           |                             |                   |
|-------------------------------------------|-----------------------------|-------------------|
| <b>Seller:</b> EXECUTIVE PLAZA ASSOCIATES | <b>Date:</b> 09/15/1998     | <b>Price:</b> \$0 |
| <b>Type:</b> NON-ARMS LENGTH CTER         | <b>Deed1:</b> /13151/ 00623 | <b>Deed2:</b>     |
| <b>Seller:</b> PRUDENTIAL INSUR ANCE CO   | <b>Date:</b> 12/31/1987     | <b>Price:</b> \$0 |
| <b>Type:</b> NON-ARMS LENGTH CTER         | <b>Deed1:</b> /07760/ 00695 | <b>Deed2:</b>     |
| <b>Seller:</b>                            | <b>Date:</b>                | <b>Price:</b>     |
| <b>Type:</b>                              | <b>Deed1:</b>               | <b>Deed2:</b>     |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0.00       |            |
| <b>State</b>               | 000   | 0.00       |            |
| <b>Municipal</b>           | 000   | 0.00       | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

**Homestead Application Status:** No Application

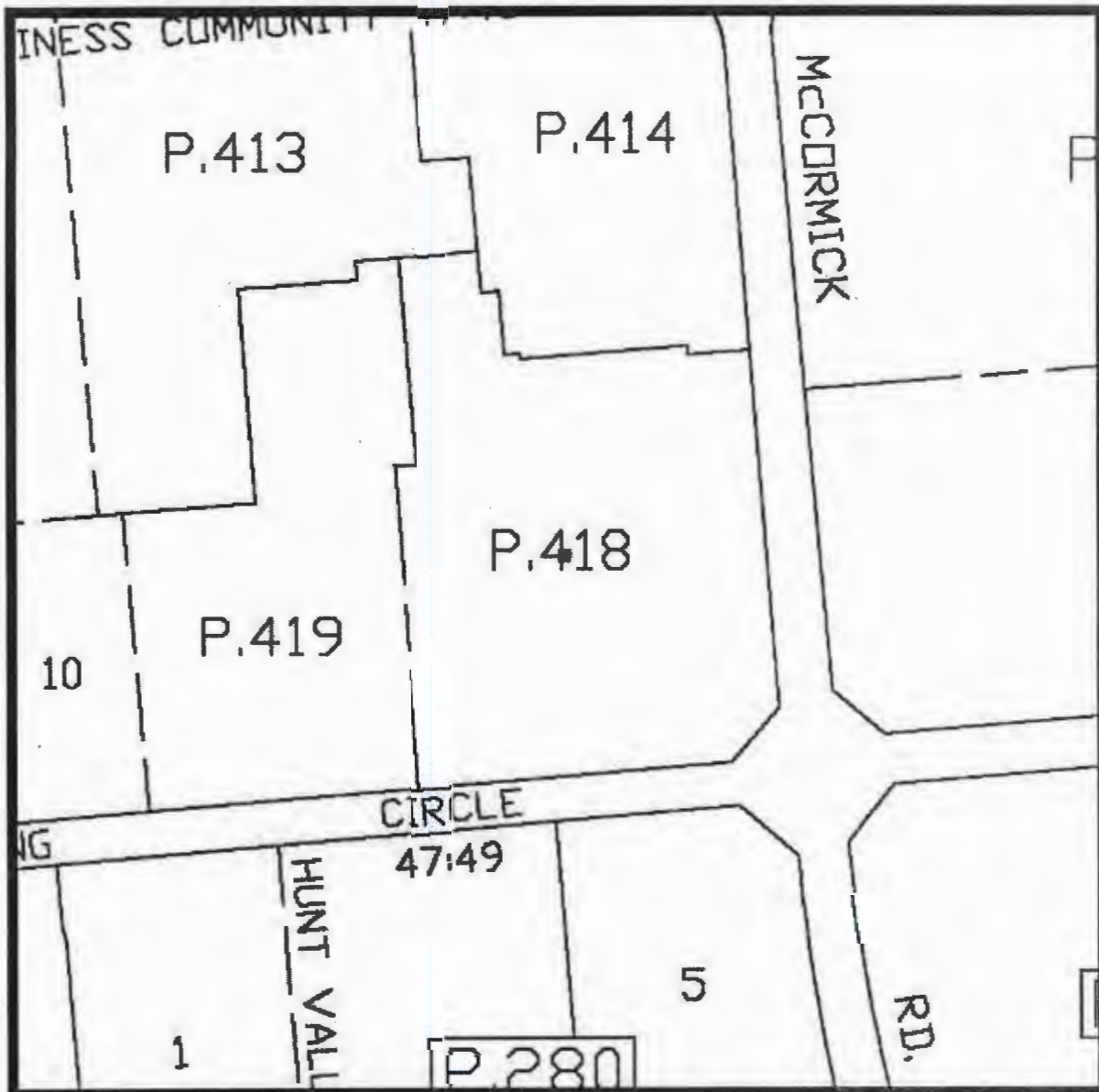




**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
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**District - 08 Account Number - 1600006972**



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BALTIMORE COUNTY

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[GroundRent Registration](#)

**Account Identifier:**

District - 08 Account Number - 1600006973

**Owner Information**

**Owner Name:** EXECUTIVE PLAZA LLC **Use:** INDUSTRIAL  
**Mailing Address:** SUITE 300 **Principal Residence:** NO  
216 SCHILLING CIR **Deed Reference:** 1) /13151/ 00623  
HUNT VALLEY MD 21031-8632 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
SCHILLING CIR 4.976 AC EXEC PL III  
0-0000 469 W MCCORMICK RD  
HUNT VA BUSINESS COMM

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No: | Plat Ref:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|----------|------------|
| 0042 | 0014 | 0419   |              | 0000        |         |       |     | 2               | 1        | 0047/ 0048 |

**Special Tax Areas** **Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1973                    | 162456        | 4.9700 AC          | 07         |

**Stories** **Basement** **Type** **Exterior**  
OFFICE BUILDING

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2011 | 07/01/2012           | 07/01/2013 |
| <b>Land</b>               | 3,732,000  | 3,732,000  |                      |            |
| <b>Improvements:</b>      | 7,895,800  | 6,256,100  |                      |            |
| <b>Total:</b>             | 11,627,800 | 9,988,100  | 9,988,100            | 9,988,100  |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

| Seller:                            | Date:                       | Price:        |
|------------------------------------|-----------------------------|---------------|
| EXECUTIVE PLAZA ASSOCIATES         | 09/15/1998                  | \$0           |
| <b>Type:</b> NON-ARMS LENGTH OTHER | <b>Deed1:</b> /13151/ 00623 | <b>Deed2:</b> |
| Seller: PRUDENTIAL INSUR ANCE CO   | Date: 12/31/1987            | Price: \$0    |
| Type: NON-ARMS LENGTH OTHER        | Deed1: /07760/ 00695        | Deed2:        |
| Seller:                            | Date:                       | Price:        |
| Type:                              | Deed1:                      | Deed2:        |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2012 | 07/01/2013 |
|----------------------------|-------|------------|------------|
| County                     | 000   | 0.00       |            |
| State                      | 000   | 0.00       |            |
| Municipal                  | 000   | 0.00       | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Homestead Application Information**

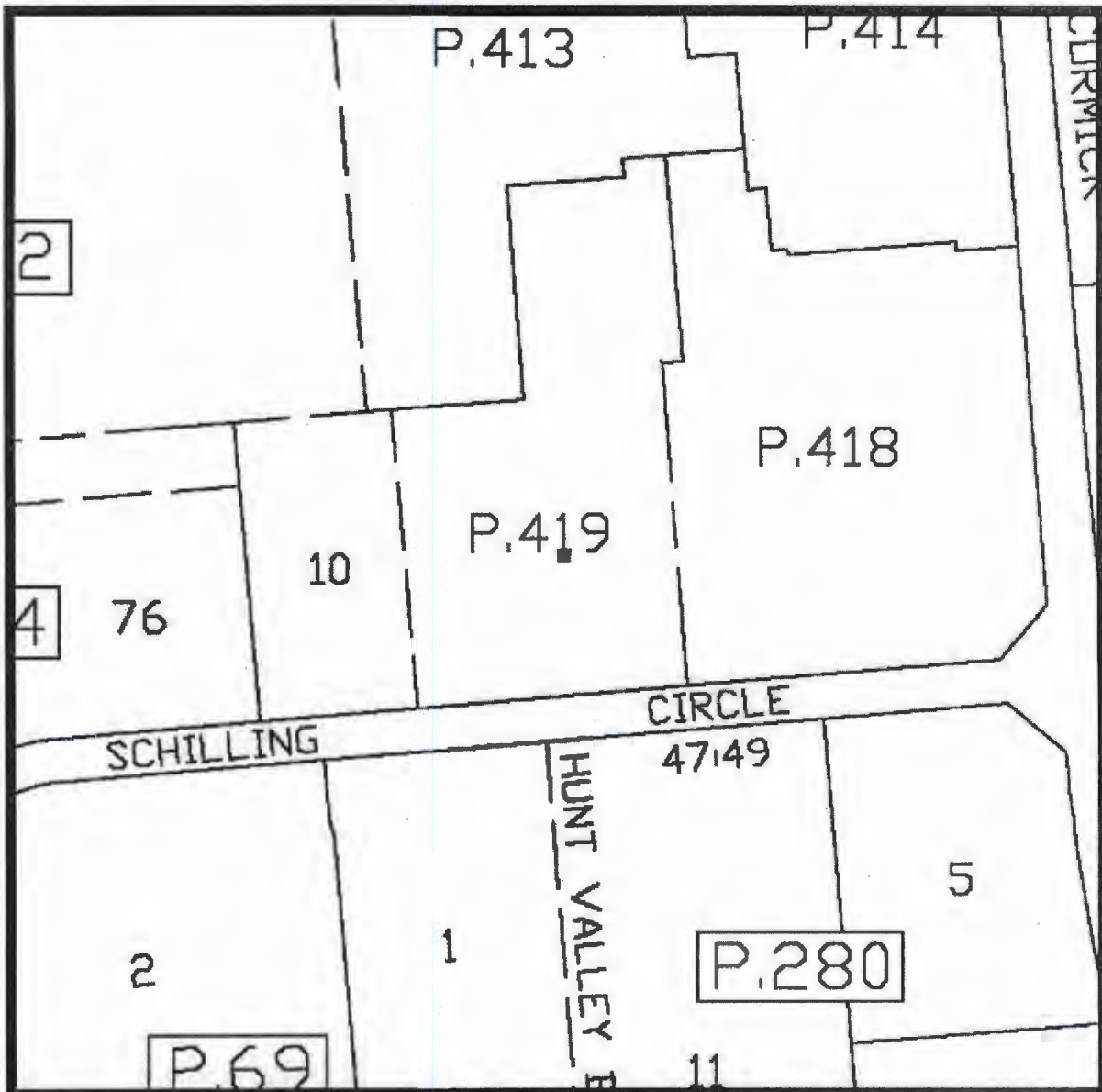
**Homestead Application Status:** No Application



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
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District - 08 Account Number - 1600006973



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**M E M O R A N D U M**

DATE: January 4, 2013  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2013-0087-A - Appeal Period Expired

---

The appeal period for the above-referenced case expired on January 2, 2013. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File  
Office of Administrative Hearings

CASE NAME 11350 McCormick Rd.  
CASE NUMBER 2013-87-A  
DATE 11/29/12

[illegible]

11-29 10am

CASE NO. 2013- 0087-A**CHECKLIST**

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/<br/>Conditions/<br/>Comments/<br/>No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------|
| <u>10-18</u>                    | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | <u>NC</u>                                                           |
| <u>11-1</u>                     | DEPS<br>(if not received, date e-mail sent _____)                     | <u>NC</u>                                                           |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                               |
| _____                           | PLANNING<br>(if not received, date e-mail sent _____)                 | _____                                                               |
| <u>10-17</u>                    | STATE HIGHWAY ADMINISTRATION                                          | <u>No objection</u>                                                 |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                               |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                               |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                               |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                                     |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                                     |
| NEWSPAPER ADVERTISEMENT         | Date: <u>11-8-12</u>                                                  | <u>Jefferson</u>                                                    |
| SIGN POSTING                    | Date: <u>11-9-12</u>                                                  | by <u>Black</u> <u>20 days</u>                                      |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                                     |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                                     |

Comments, if any: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



11-29-2012

Case No.: 2013-0087-A

## Exhibit Sheet

Petitioner/Developer

Protestant

1-4-13 DW  
12-3-12 DW

|        |                              |  |
|--------|------------------------------|--|
| No. 1  | 1A > 2 sheet<br>1B site plan |  |
| No. 2  | Petersen Resume              |  |
| No. 3  | Aerial Zoning Map            |  |
| No. 4  | 4 color photos               |  |
| No. 5  |                              |  |
| No. 6  |                              |  |
| No. 7  |                              |  |
| No. 8  |                              |  |
| No. 9  |                              |  |
| No. 10 |                              |  |
| No. 11 |                              |  |
| No. 12 |                              |  |

FROM THE OFFICE OF

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS  
2205-C COMMERCE ROAD, FOREST HILLS, MARYLAND 21050

**CURRICULA VITAE**

**Bernt C. Petersen, R.L.A.**

**Director of Land Planning / Landscape Architecture**  
**George William Stephens, Jr. & Associates**

**Professional Registration:** Registered Landscape Architect - Maryland - No. 1095

**Education:**

State University of New York, College of Environmental Science and Forestry at  
Syracuse – Bachelor of Landscape Architecture -1977,  
Bachelor of Science, Environmental Studies -1976

**Professional Affiliations:** American Society of Landscape Architects,  
Maryland Chapter, No. 1108847

Professional practice includes 30 years of experience in land planning, landscape architecture, comprehensive zoning, PUD master planning, site planning, and testimony regarding land use and zoning issues. Mr. Petersen has been practicing in the Greater Baltimore Metropolitan region since 1988 and has expertise in land planning, site planning, and zoning cases in Anne Arundel County, Baltimore County and Howard County, Maryland.

Principal duties for G. W. Stephens, Jr. & Assoc. include: supervision of site development and land planning; zoning interpretation; Community Input Meetings; Development Plan preparation and Hearing Officer's Hearings; Special Hearings and Special Exception petitions; variance request petitions and landscape plan preparation. Prior to his relocation to Maryland, Mr. Petersen practiced site design and land planning in New York and Massachusetts.

Significant local projects include: Powell Property, Forge Landing, Cedar Lane Farms P.U.D., 1400 Taylor Avenue P.U.D., Westwicke, Beachwood Estates, The Sanctuary, Kimbrook, Kopp Property, Green Spring Station, Home Depot of Owings Mills, Bel Air and Timonium, Ashland Market Place, Baker Property, Greenfields at White Marsh and The Clusters. A significant project of regional impact is Luther's Forest, a comprehensive mixed use development in Saratoga County, NY.

Mr. Petersen has prepared comprehensive-zoning petitions in Baltimore County during the 1996, 2000, 2004 & 2008 CZMP processes and has an understanding of the principles of Euclidean zoning and their application throughout the Baltimore Metro region. He has thorough experience dealing with the Baltimore County's development regulations.

410-638-8460 • FAX 410-638-8465  
www.gwstephens.com

**PETITIONER'S**

**EXHIBIT NO.**

2



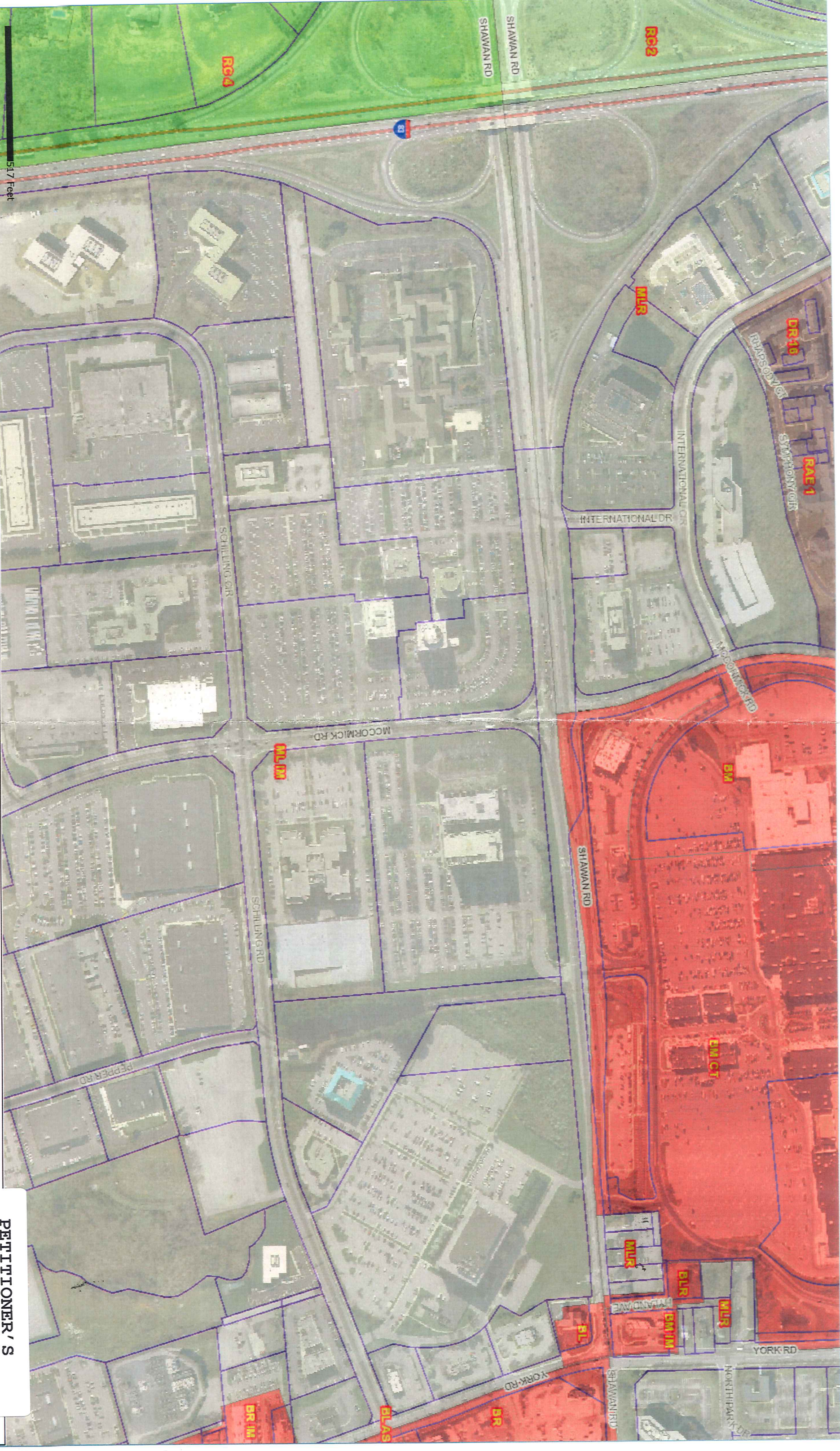


My Neighborhood Map

Created By  
Baltimore County  
My Neighborhood



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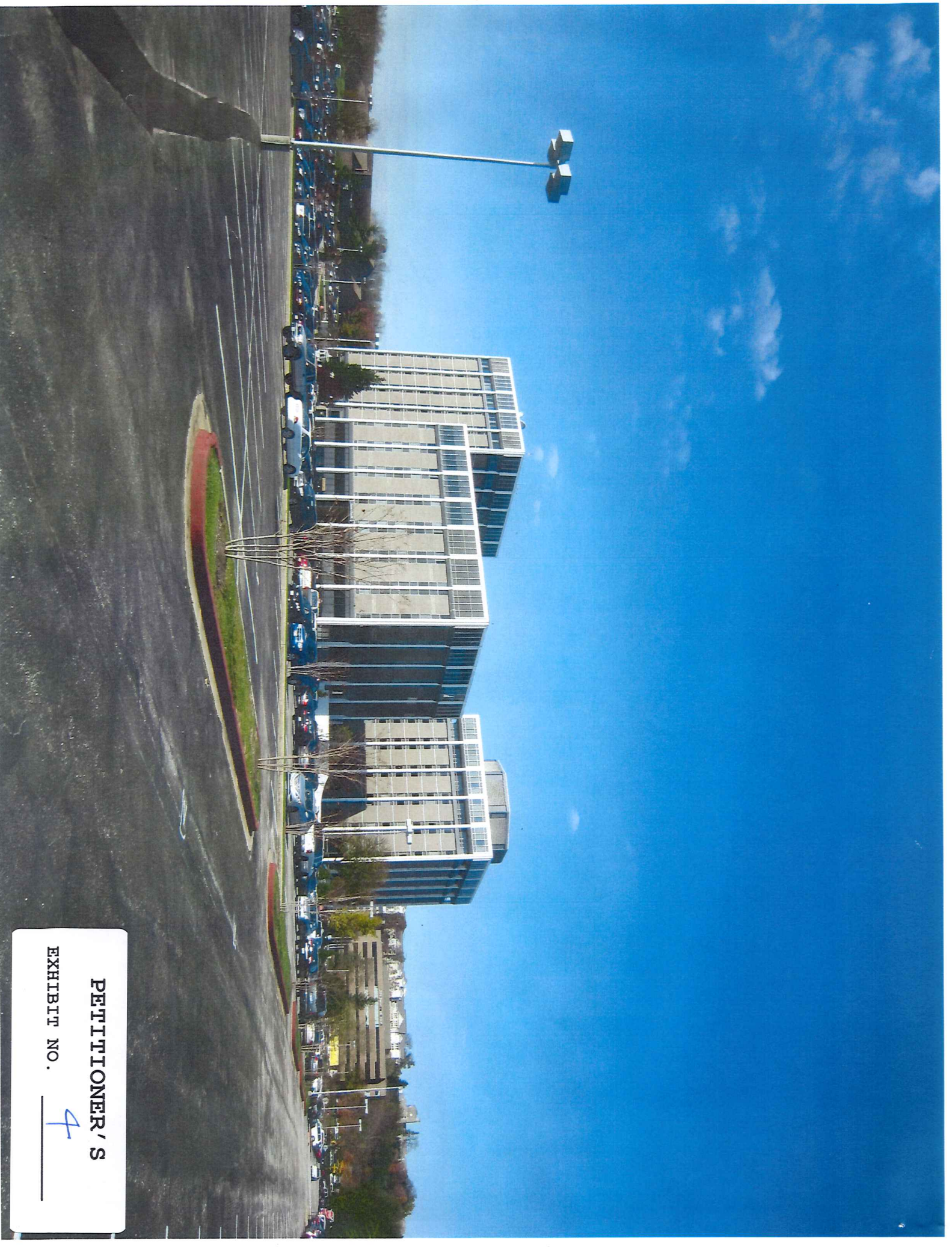
PETITIONER'S

3

EXHIBIT NO.

mitted  
xperts'





PETITIONER'S

EXHIBIT NO.

4





PETITIONER'S

EXHIBIT NO. \_\_\_\_\_

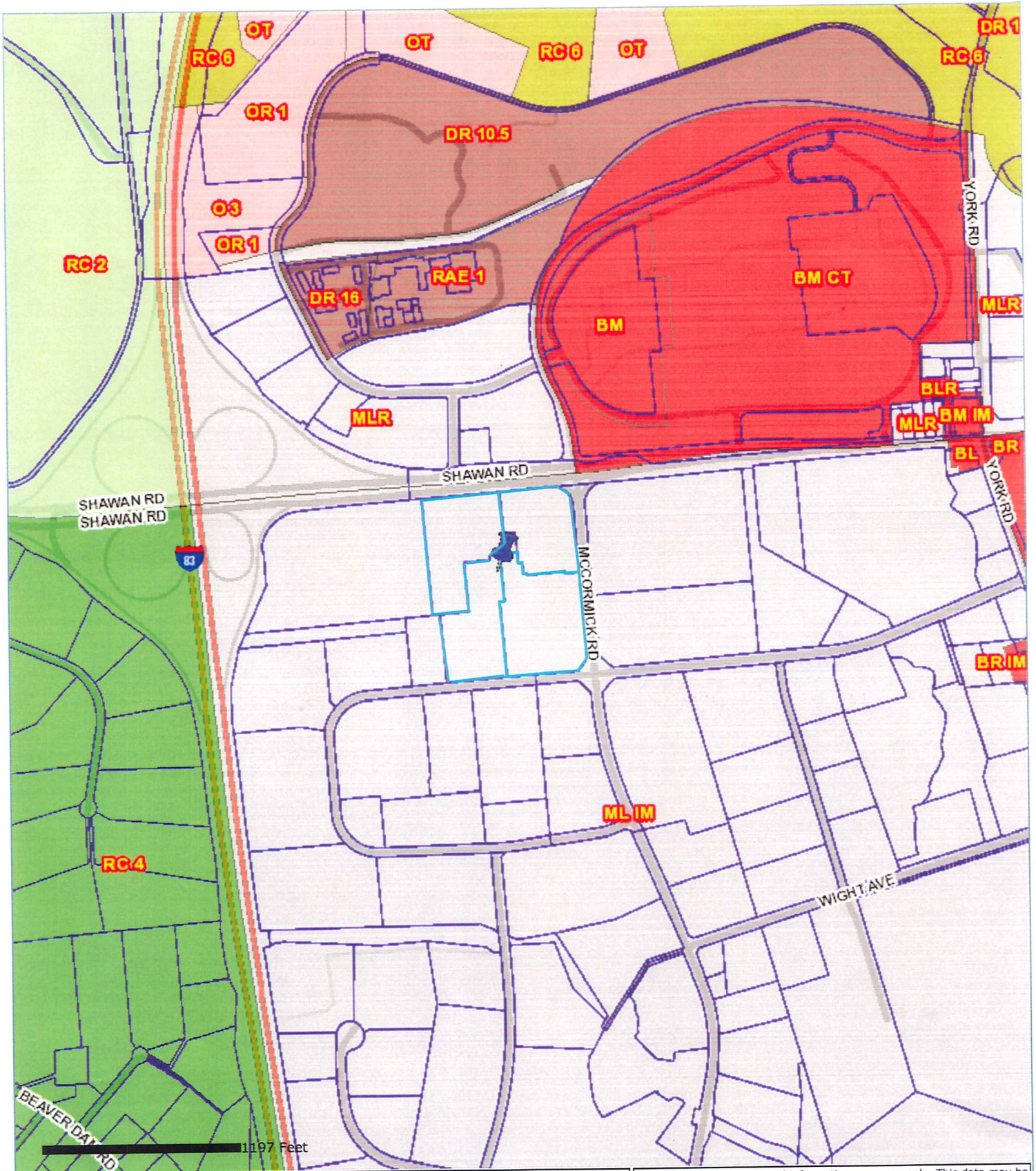
4



PETITIONER' S

EXHIBIT NO. 4





## Zoning Map

Created By  
Baltimore County  
My Neighborhood



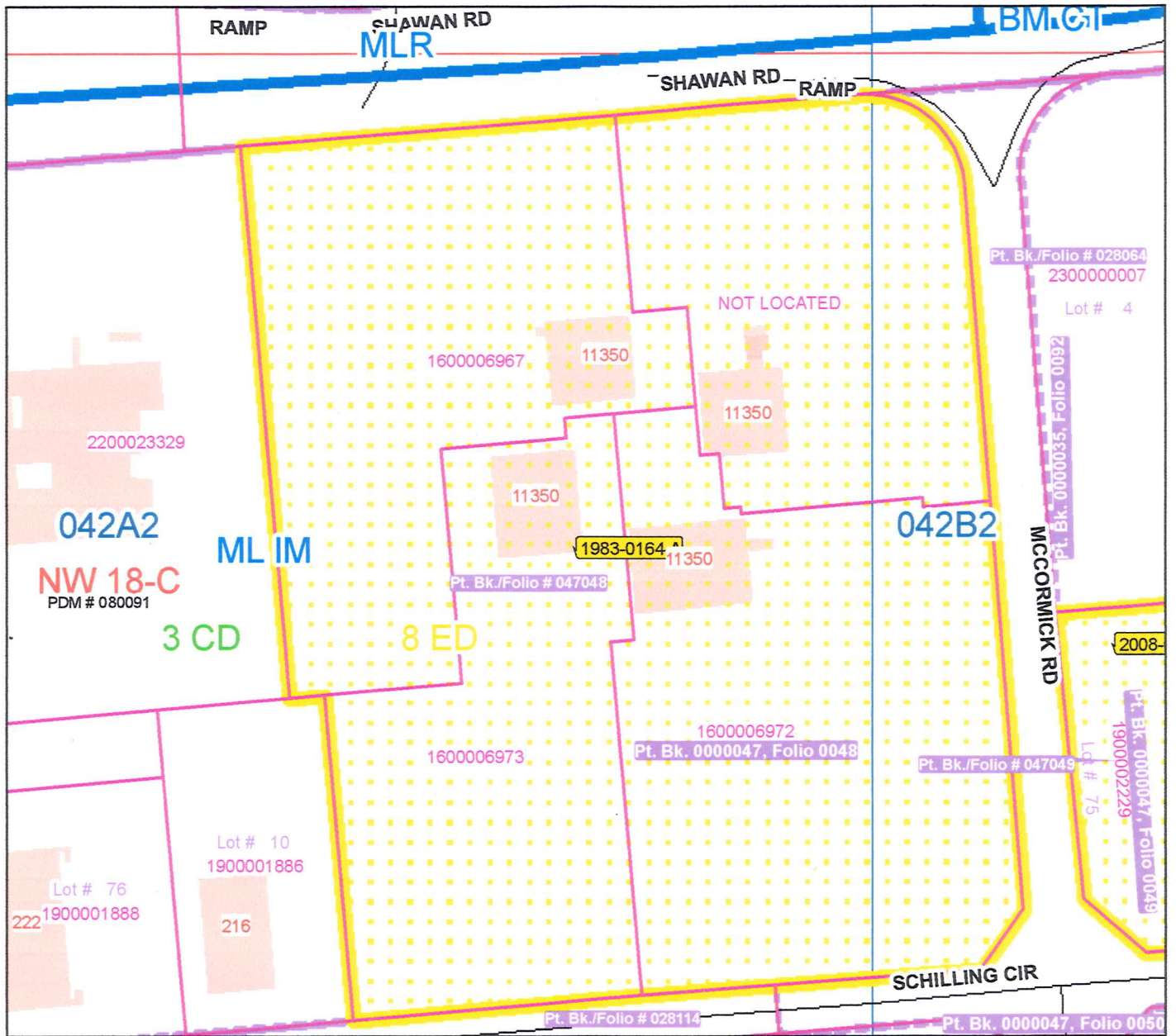
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2013-0087-A

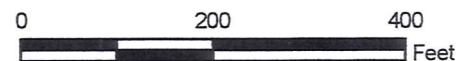


# 11350 McCormick Road 2013-0087-A



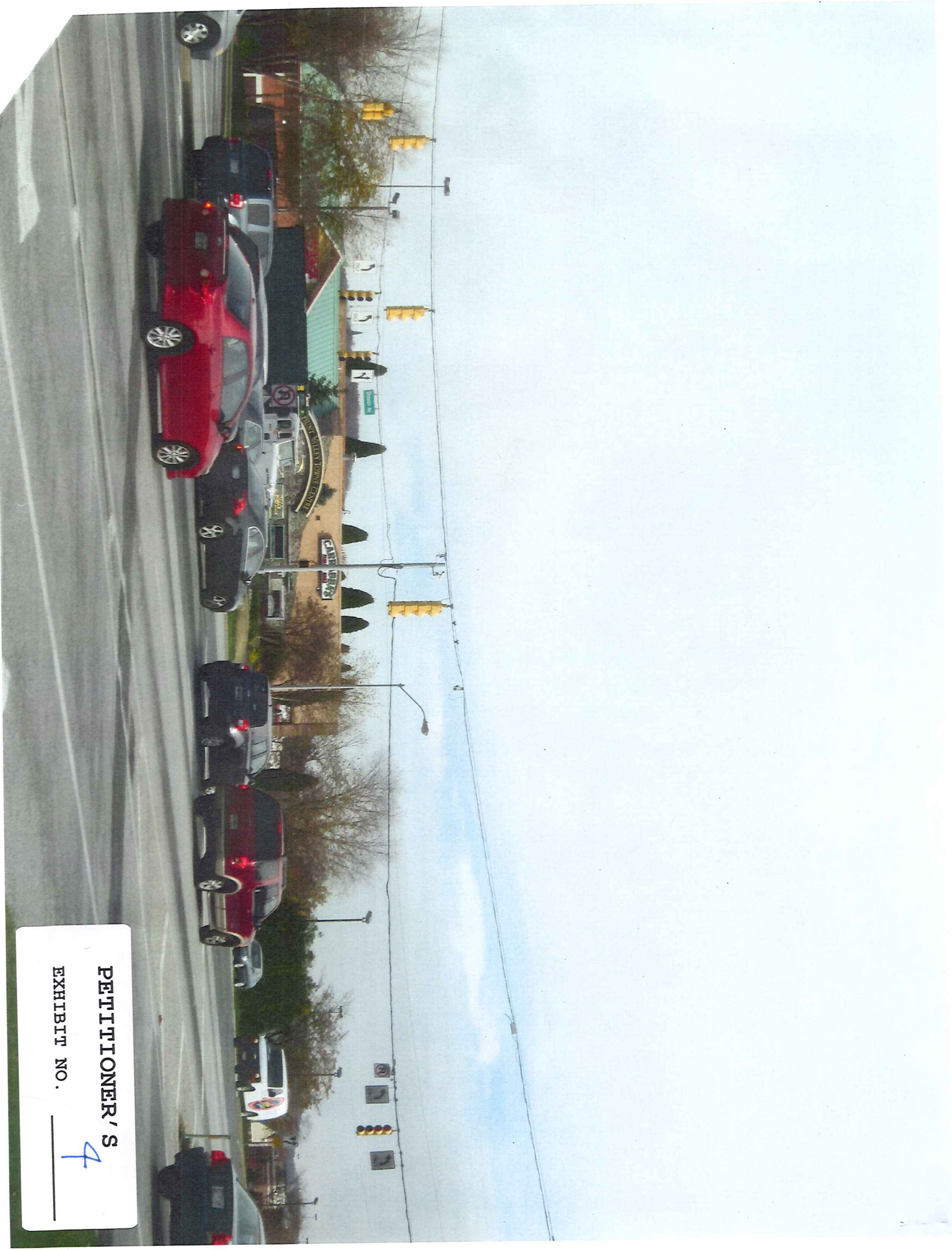
Publication Date: October 09, 2012  
 Publication Agency: Department of Permits & Development Management  
 Projection/Datum: Maryland State Plane,  
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 200 feet



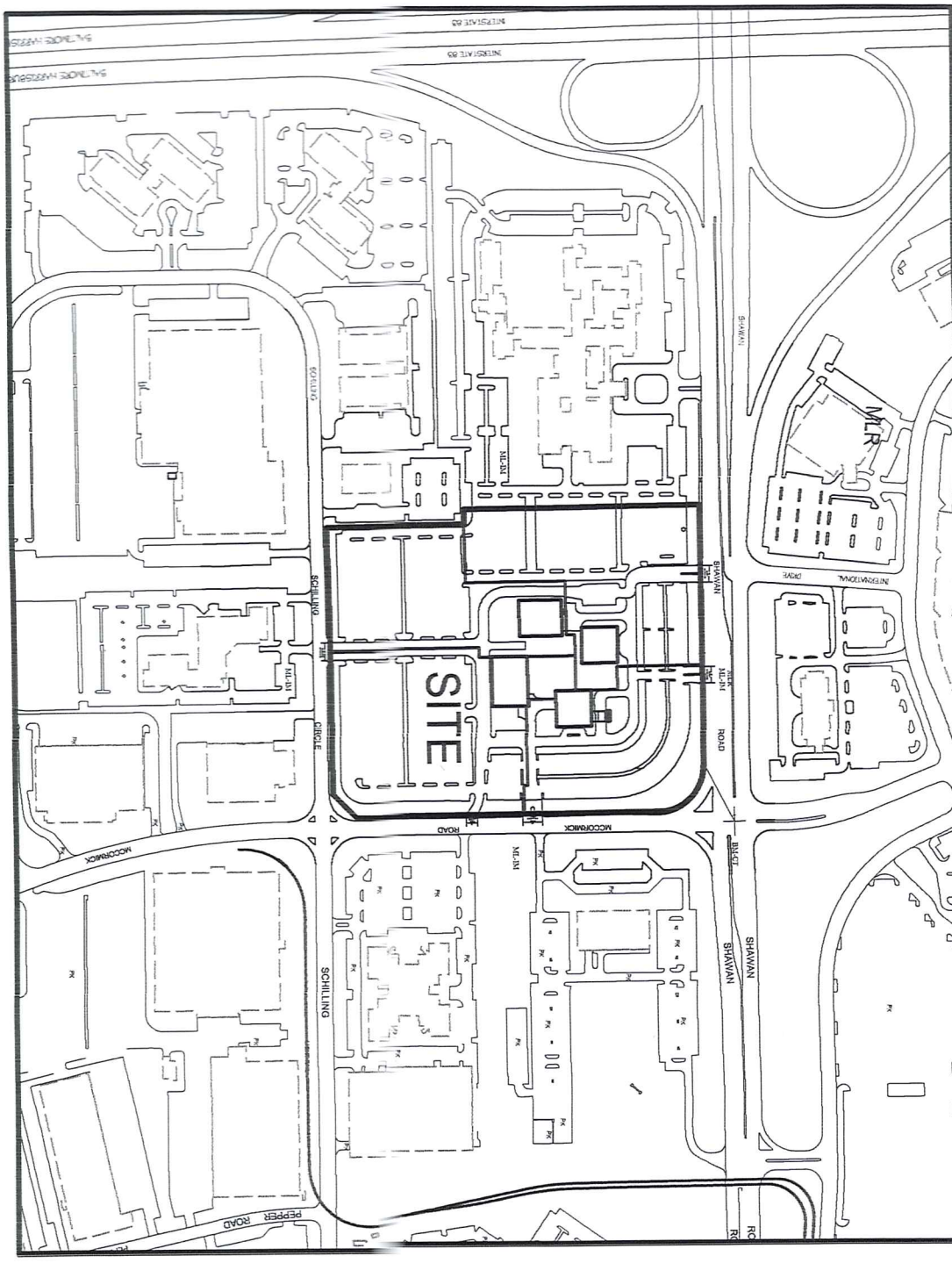
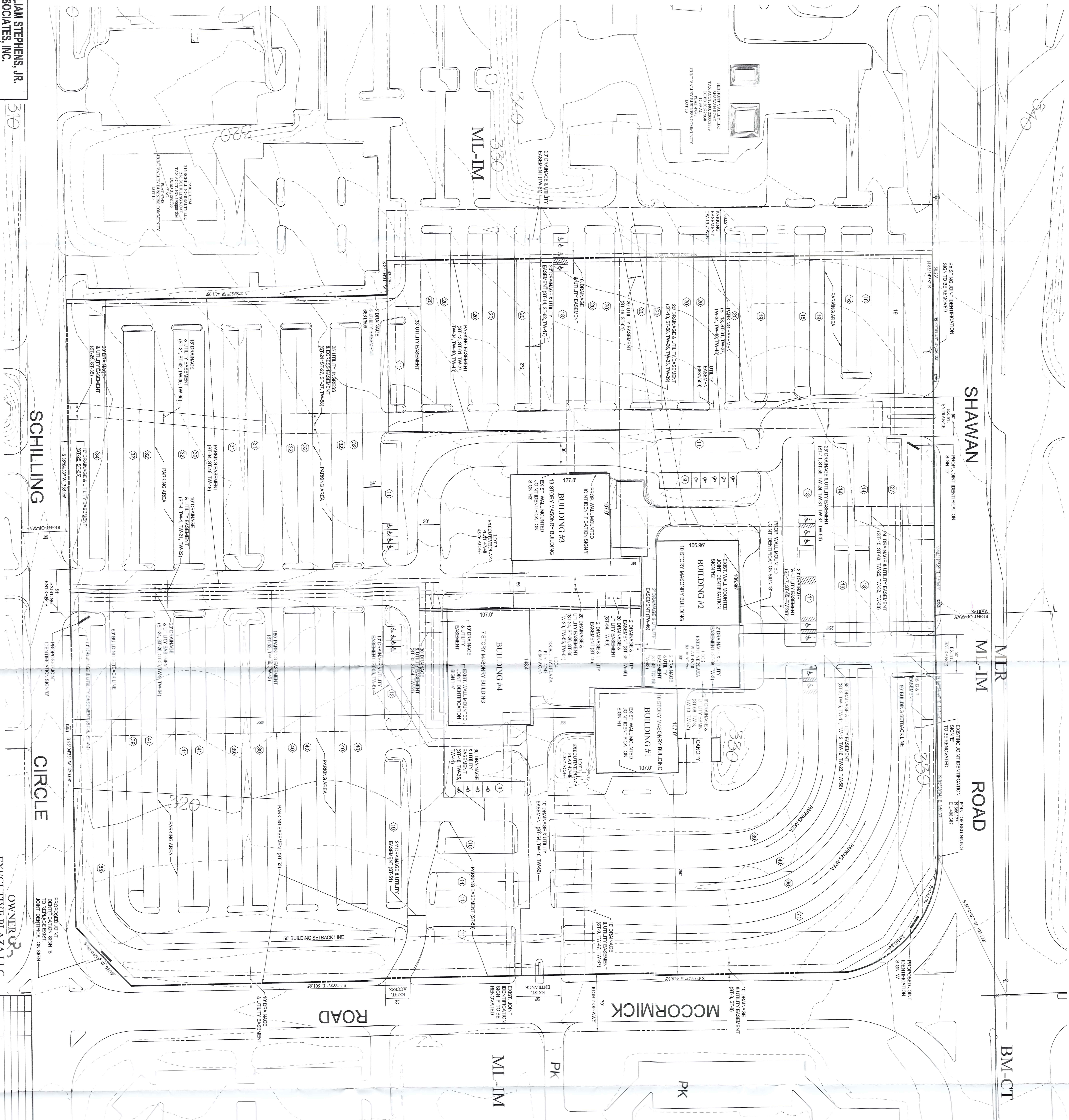
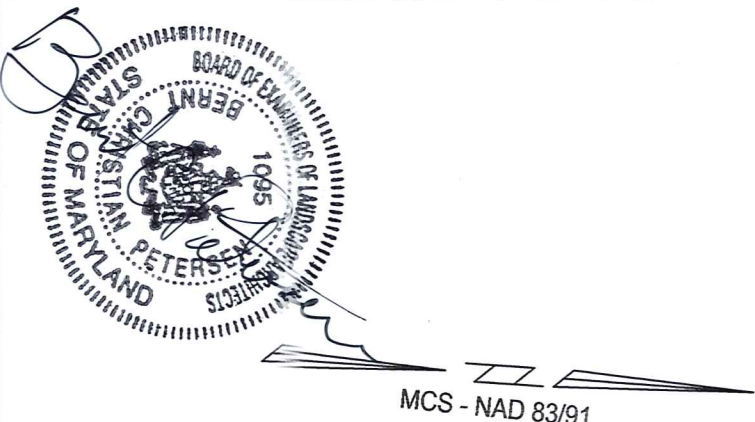


PETITIONER'S

EXHIBIT NO. \_\_\_\_\_

4





**LEGEND**

- PROPERTY BOUNDARY
- EXISTING LOT OR PARCEL LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- EXISTING 2 CONTOUR
- EXISTING TO CONTOUR
- EXISTING FIRE HYDRANT

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.....  
-----A02  
-----A-00

- SITE NOTES:**
1. PROJECT NAME: EXECUTIVE PLAZA - SIGN VARIANCES
  2. OWNER: EXECUTIVE PLAZA LLC

- HUNT VALLEY, MARYLAND 21031  
3. PLAN PREPARER: G.W. STEPHENS, JR. & ASSOCIATES  
2205-C COMMERCE ROAD  
FOREST HILL, MARYLAND 21050  
(410) 678-9660

4. GROSS SITE ACREAGE: 1,056,896 S.F. = 24.263 AC. +/- (1.888 AC +/- RW)

- NET SITE ACREAGE: 974,688 S.F. = 22.315 AC. +/-  
5. EXISTING ZONING - MI-1M,  
6. ZONING MAP N.W. 15 - J

7. GIS FILES: 042A2, 042B2  
8. ELECTION DISTRICT - 8  
9. COUNCILMANIC DISTRICT - 3  
10. TRIMMED UNITS: 40, 400, 402, 404, 406, 408, 410

10. IXX MANUFACT - 42 - PANKOELS 413, 413, 410, 419  
11. TAX ACCOUNT NUMBERS: 1600006972, 1600006973, 1600006967, 1600000000  
12. DEED REFERENCE - S.M. 13151 / 623  
13. EXISTING LIFE - COMMERCIAL OFFICE RETAIL BANK

13. EXISTING USE - COMMERCIAL - OFFICE, RETAIL, BANK  
14. PROPOSED USE - COMMERCIAL - OFFICE, RETAIL, BANK  
15. CENSUS TRACT - 408400  
16. UNATTACHED LOCAL GOVERNMENT

17. BUILDING HEIGHT: MAX BLDG HEIGHT PERMITTED - UNLIMITED.  
EXISTING HEIGHTS: BLDG. 1 - 140'+/-, BLDG. 2 - 140'+/-

10. PARKING REQUIRED. REQUIRED. GENERAL CHARGE @ 0.07 PARKING = 491.869 S.F. / 1000 X 3.3 = RETAIL @ 5 P.S. PER 1,000 S.F. 10.704 S.F. / 1000 X 5

- BANK @ 3.3 P.S. PER 1,000 S.F.  
2,455 S.F. / 1,000 X 3.3

- MEDICAL OFFICE @ 4.5 P.S. PER  
3,086 S.F. / 1000 X 4.5  
GROUP CHILD CARE @ 1 P.S. PER

- 9 EMPLOYEES X 1  
TOTAL PARKING SPACES REQUIRED  
PROVIDED : 1780 PARKING SPACES (INCL. 28

- 122 IN P  
19. ADC MAP NO: 16, GRID A-8  
20. PLAT REFERENCE - HUNT VALLEY BUSINESS COMMUNITY - E.H.K. JR

21. THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA AS SHOWN ON THE 2012 BASIC SERVICES MAP.
22. THERE ARE NO EXISTING WELLS OR SEPTIC DISPOSAL AREAS ON OR ADJACENT TO THE SUBJECT SITE.

23. ZONING HISTORY - CASE 1883-164-A - VARIANCE FROM BCZR SECTION 16.02.010 TO PERMIT A DISTANCE BETWEEN BUILDINGS REQUIRED 52.5' AND 60' RESPECTIVELY, GRASS STRIP REQUIRED 10'.

24. THE SITE IS NOT LOCATED IN ANY DEFICIENT WATER SUPPLY AREA  
2012 BASIC SERVICES MAP.
25. THE SITE IS NOT LOCATED WITHIN A SEWER DEFICIENT AREA OR AREA

26. FLOOR AREA RATIO (FAR)  
ALLOWED - 2.0

- EXISTING FAR  
GROSS ADJ. FLOOR AREA - 529,266 S.F. / GROSS SITE AREA

- BOUNDARY SURVEY: G.W. STEPHENS, JR. & ASSOC., INC.  
TOPOGRAPHY: G.W. STEPHENS, JR. & ASSOC., INC.

- UNREMOVED / 2

- EXHIBIT NO. 1A

- 

- 10

- PLAT TO ACCOMPANY PE-

- FOR ZONING VARIANCE  
EXEMPTIVE PI

- EXECUTIVE PL.**  
11350 MCCORMICK ROAD, HUNT VALLEY, MARYLAND

- ELECTION DISTRICT #8 COUNCILMANIC DIS

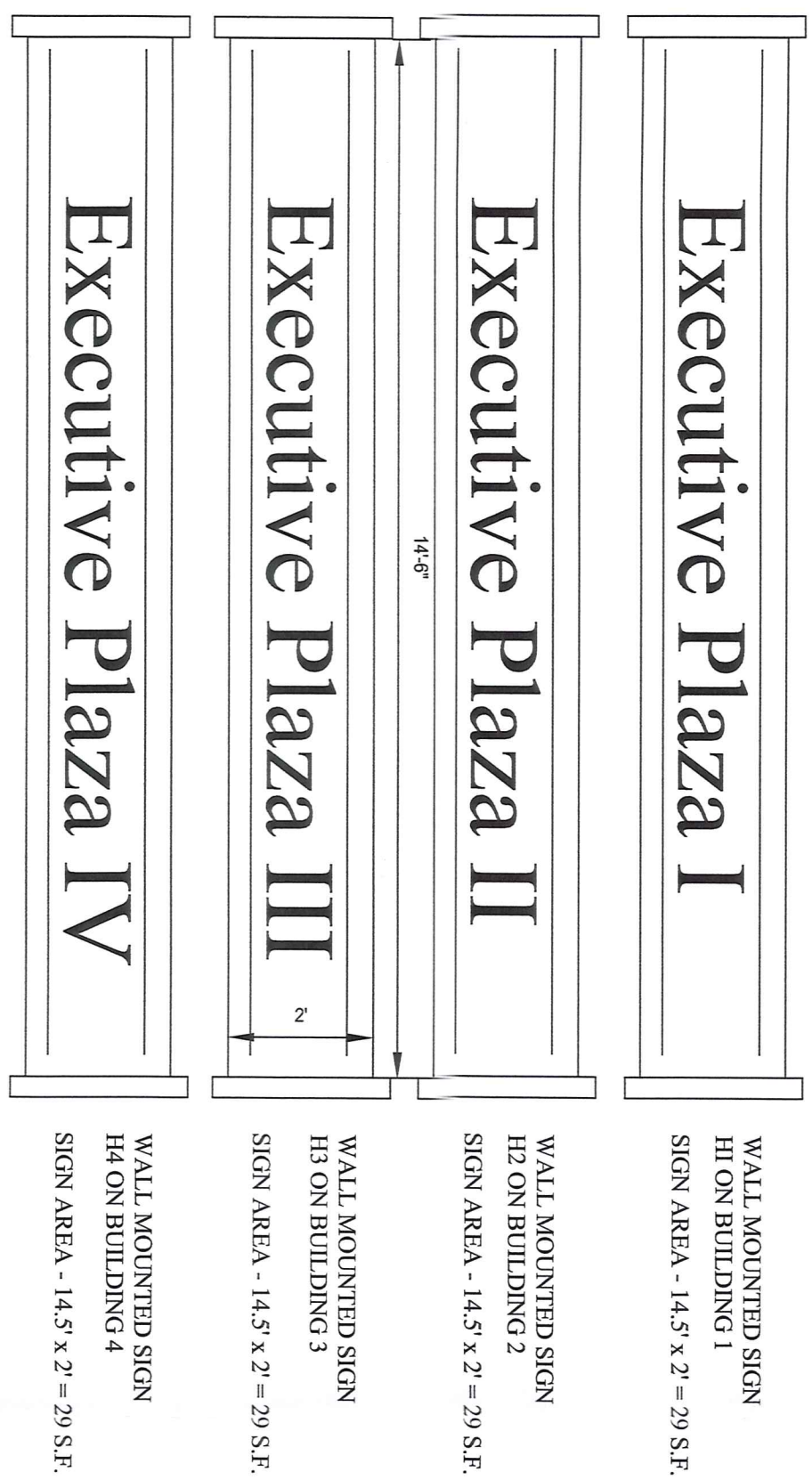












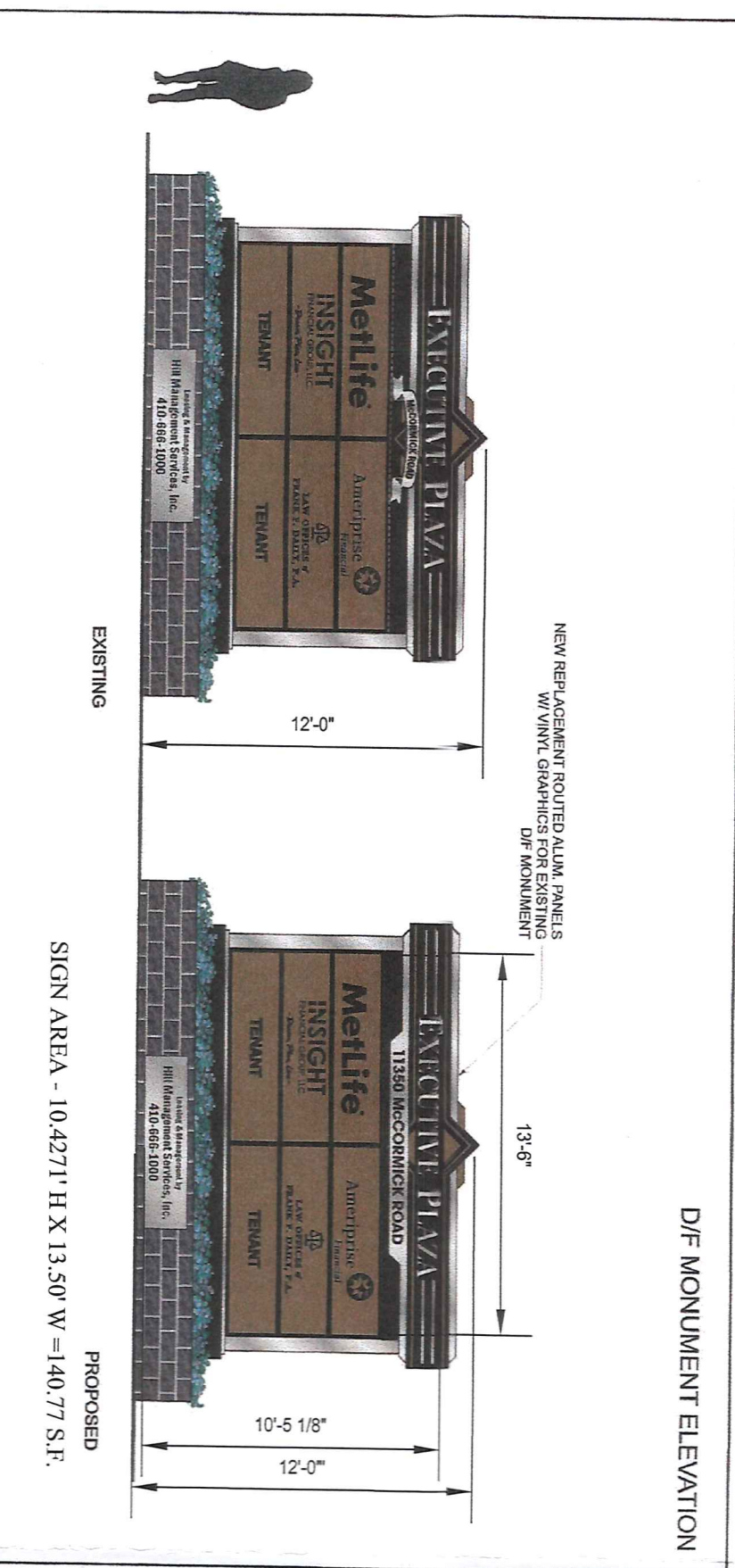
EXISTING WALL MOUNTED JOINT IDENTIFICATION SIGNS 'H1', 'H2', 'H3' & 'H4'

NOT TO SCALE



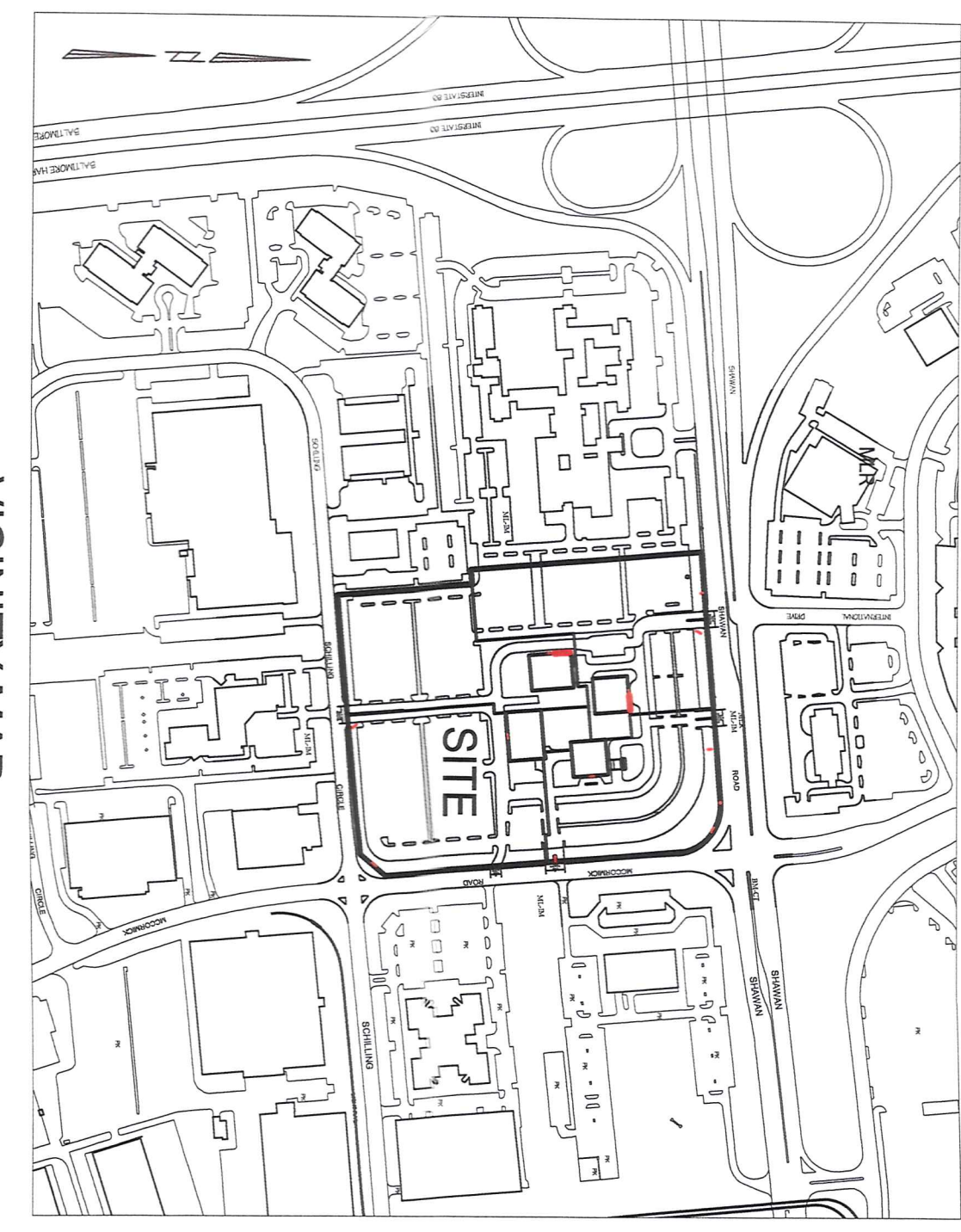
JOINT IDENTIFICATION SIGN 'E' - FREE STANDING

NOT TO SCALE



JOINT IDENTIFICATION SIGN 'F' - FREE STANDING

NOT TO SCALE



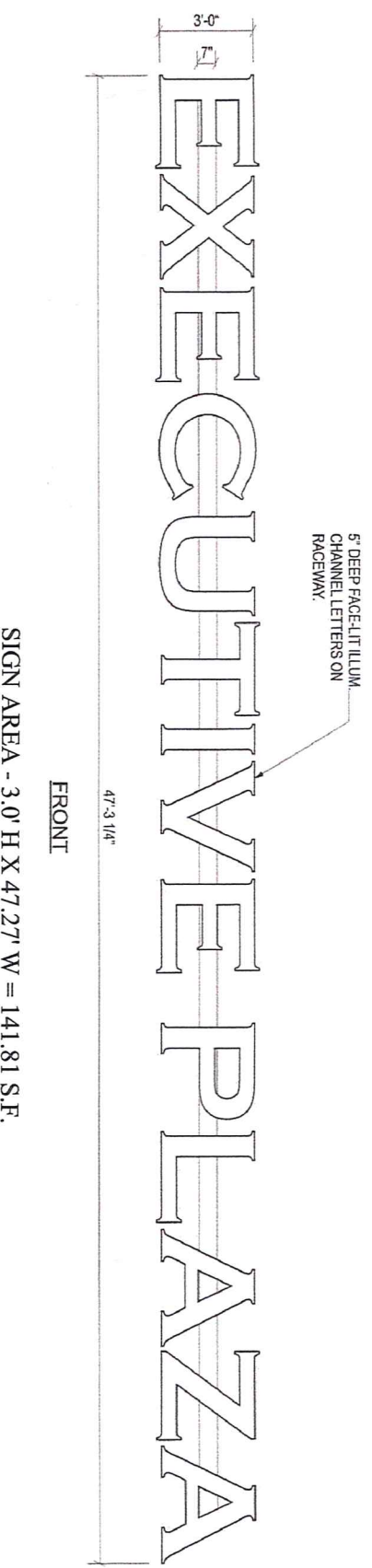
JOINT IDENTIFICATION SIGN 'A' - FREE STANDING

NOT TO SCALE



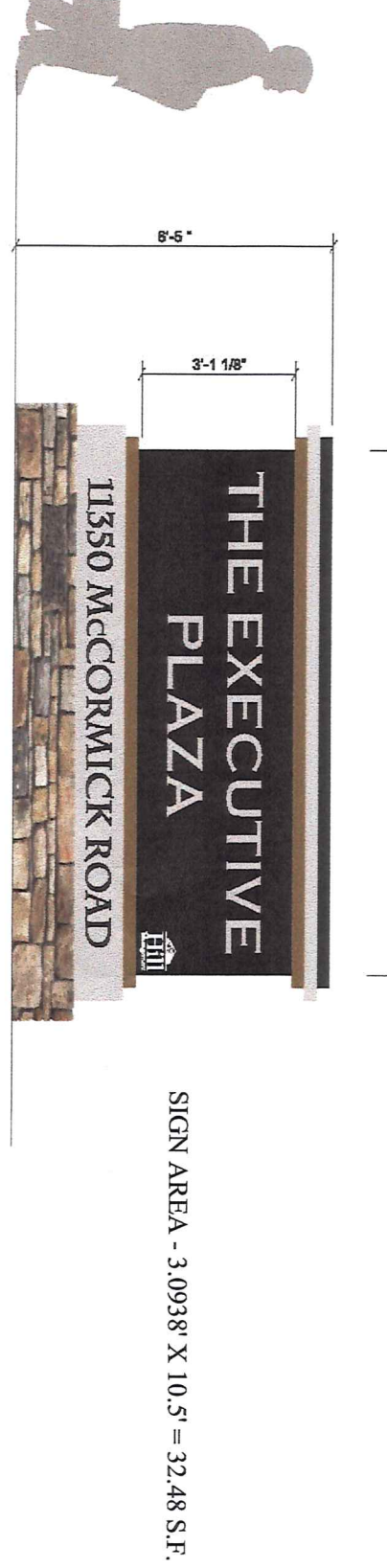
JOINT IDENTIFICATION SIGN 'B' - FREE STANDING

NOT TO SCALE



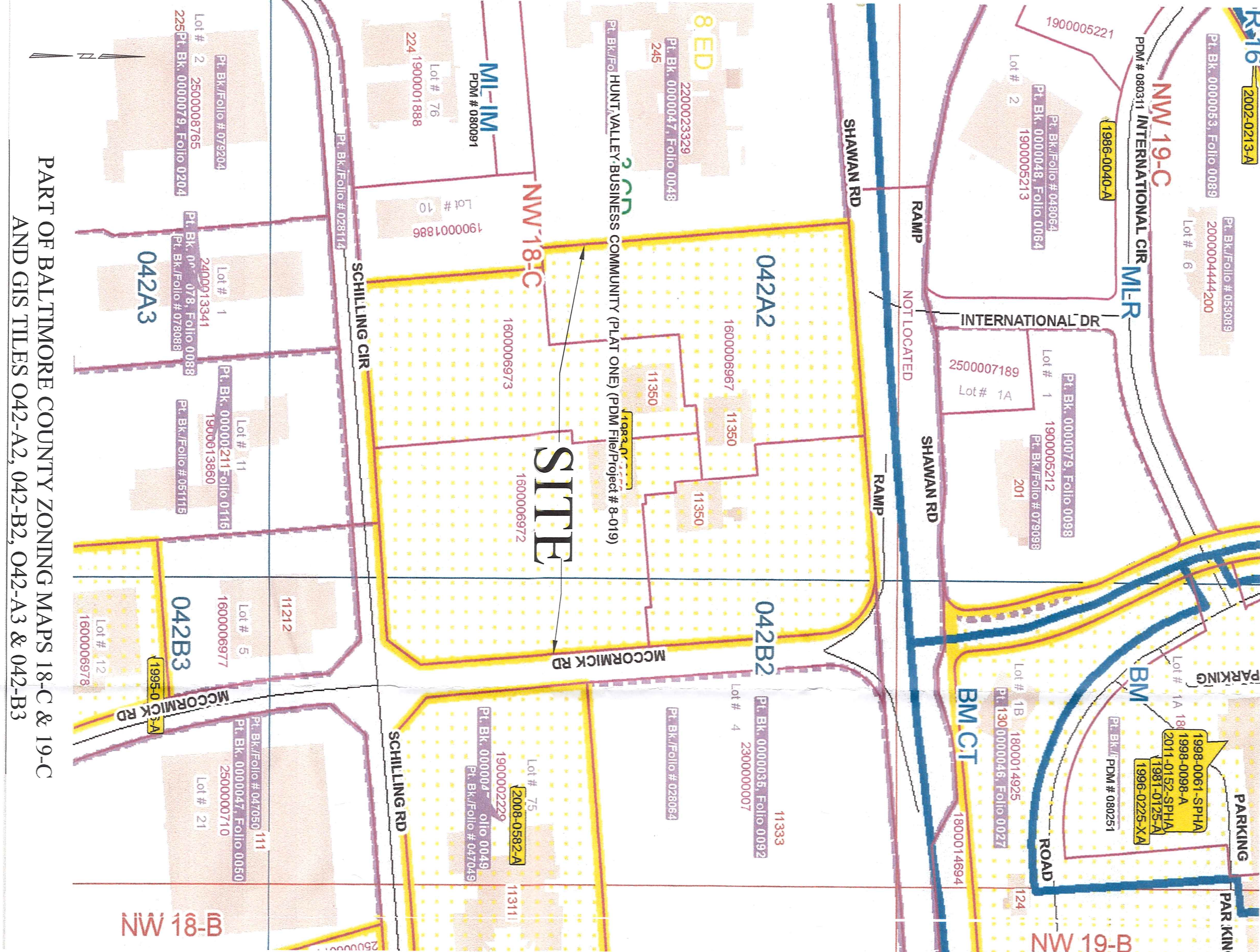
JOINT IDENTIFICATION SIGN 'G' & 'I' - WALL MOUNTED

NOT TO SCALE



JOINT IDENTIFICATION SIGN 'C' & 'D' - FREE STANDING

NOT TO SCALE



PART OF BALTIMORE COUNTY ZONING MAPS 18-C & 19-C  
AND GIS FILES 042-A2, 042-B2, 042-A3 & 042-B3

NOT TO SCALE

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
2205-C COMMERCE ROAD  
FOREST HILL, MD 21060  
(410) 698-4460

OWNER  
EXECUTIVE PLAZA LLC  
SUITE 300  
216 SCHILLING CIRCLE  
HUNT VALLEY, MD 21031  
410-666-1000

| NO. | DATE | REVISIONS: | BY |
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